

067.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

727,100 / 727,100

USE VALUE:

727,100 / 727,100

ASSESSED:

727,100 / 727,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
5		MONTROSE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DOWNING EUGENE W JR-DONNA K

Owner 2:

Owner 3:

Street 1: 5 MONTROSE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6631		Sq. Ft.	Site		0	70.	0.93	12									433,252						433,300	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct				
101	6631.000	293,800			433,300	727,100														
Total Card	0.152	293,800			433,300	727,100	Entered Lot Size													
Total Parcel	0.152	293,800			433,300	727,100	Total Land:													
Source:	Market Adj Cost				Total Value per SQ unit /Card:	393.03	/Parcel:	393.03						Land Unit Type:						

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,800	0	6,631.	433,300	727,100		Year end	12/23/2021
2021	101	FV	285,400	0	6,631.	433,300	718,700		Year End Roll	12/10/2020
2020	101	FV	285,500	0	6,631.	433,300	718,800	718,800	Year End Roll	12/18/2019
2019	101	FV	221,300	0	6,631.	402,300	623,600	623,600	Year End Roll	1/3/2019
2018	101	FV	221,300	0	6,631.	402,300	623,600	623,600	Year End Roll	12/20/2017
2017	101	FV	221,300	0	6,631.	352,800	574,100	574,100	Year End Roll	1/3/2017
2016	101	FV	221,300	0	6,631.	321,800	543,100	543,100	Year End	1/4/2016
2015	101	FV	212,600	0	6,631.	284,700	497,300	497,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18559-12		9/1/1987			1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2015	598	Heat App	1,000	6/2/2015				Replace air handle
9/22/2010	2035	Manual	5,840					

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Meas/Inspect	BS	Barbara S
12/12/2008	Meas/Inspect	345	PATRIOT
4/19/2000	Inspected	270	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

